\$1,898,000 - 1603 23 Street Nw, Calgary

MLS® #A2176912

\$1,898,000

4 Bedroom, 5.00 Bathroom, 3,132 sqft Residential on 0.14 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Modern and elegant just under 4900 sq feet including walkout basement home in Hounsfield Heights/Briar Hill. Seeking new owners! Current owners are now empty nesters, ready to pass on this cherished space.

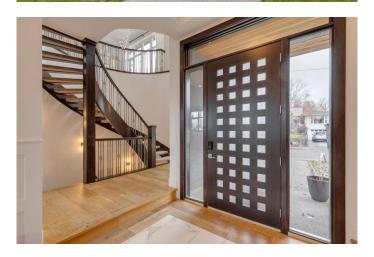
Step inside to discover a harmonious blend of modern styling and warmth, enhanced by natural light from the west-facing windows. Wide plank oak hardwood floors and marble tile detailing greet you at the grand entrance. A custom built-in wall unit and desk elevate the bright and spacious den. The great room boasts an open-concept family area with a cozy gas fireplace and a dining space featuring a soaring 10-foot ceiling, bathed in natural light.

The chefs white kitchen, accented by dark feature cabinets, is a chef's delight, showcasing granite countertops, a 6-burner Wolf gas range, a built-in Wolf steam oven, and a built- in Wolf coffee maker. A custom wet bar with a curved feature wall adds sophistication, while the walk-through butler pantry leads to a separate mudroom entrance, perfect for busy families.

Upstairs, you will find three generously sized bedrooms and a stylish loft. The custom curved, open-tread staircase and hardwood floors in the upper landing create a stunning focal point. Each bedroom features a full







ensuite and lots of closet space ensuring comfort and privacy. The primary suite offers a private west-facing balcony, ideal for enjoying sunsets, a spacious walk-in closet, and a spa-like 7-piece ensuite with a soaker tub and body spray in the shower.

The fully developed walkout basement is accessible via two separate stairwells and includes a laundry room with a sink, a fourth bedroom, a full bathroom, and a rec room with a wet bar. It also features a dedicated cigar room or wine cellar with ventilation and a separate door. Two sets of doors lead to the sunny west backyard, making this home perfect for entertaining and relaxation.

The double detached garage with alley access includes a drive-through garage door for easy access to the rear secured patio, providing ample space for vehicle storage. There's even room for RV storage beside the garage.

This home is conveniently located near shopping, downtown, schools, parks, playgrounds, hospitals, sporting facilities, and the university, with easy access to the airport and mountains! Don't miss this home, book your showing today!

Built in 2014

Essential Information

MLS® # A2176912 Price \$1,898,000

Bedrooms 4

Bathrooms 5.00

Full Baths 4
Half Baths 1

Square Footage 3,132

Acres 0.14

Year Built 2014

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 1603 23 Street Nw

Subdivision Hounsfield Heights/Briar Hill

City Calgary
County Calgary
Province Alberta
Postal Code T2M2P6

Amenities

Parking Spaces 3

Parking Additional Parking, Alley Access, Double Garage Detached, Drive

Through, Garage Door Opener, Garage Faces Rear, Heated Garage,

Insulated, On Street, Oversized, Plug-In, Side By Side, Secured

of Garages 2

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity,

Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Beamed Ceilings, Bidet, Bookcases, Built-in Features, Chandelier, Crown Molding, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, Recessed Lighting, Soaking Tub, Separate Entrance, Storage, Sump Pump(s), Tankless Hot

Water, Wet Bar, Wired for Data

Appliances Dishwasher, Microwave, Refrigerator, Central Air Conditioner, Bar

Fridge, Built-In Refrigerator, Built-In Gas Range, Built-In Oven, Dryer, Garage Control(s), Humidifier, Instant Hot Water, Range Hood, Tankless

Water Heater, Washer, Window Coverings, Wine Refrigerator

Heating In Floor, Forced Air, Boiler, Fireplace(s), High Efficiency, Humidity

Control, Zoned

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Decorative

Has Basement Yes

Basement Finished, Full, Exterior Entry, Walk-Out

Exterior

Exterior Features Private Yard, Balcony, BBQ gas line, Private Entrance

Lot Description Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped,

Lawn, Rectangular Lot

Roof Flat Torch Membrane

Construction Stucco, Stone

Foundation Poured Concrete

Additional Information

Date Listed November 4th, 2024

Days on Market 146

Zoning R-CG

Listing Details

Listing Office RE/MAX Realty Professionals

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